



DC
LANE

SELL • LET • MANAGE

4 Cot Hill, Plymouth, PL7 1SB
Offers in excess of £215,000

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4 Cot Hill

Plymouth, PL7 1SB

- OPEN DURING 2ND LOCKDOWN
- Open Plan Kitchen/ Diner
- Garage
- Plympton Location
- Viewing Highly Recommended
- Three Bedrooms
- Driveway Multiple Cars
- Front & Rear Gardens
- Well Presented Throughout
- No Chain

DC Lane are delighted to introduce to the market this lovely three bedroom semi detached family home. Located on a prime road in Plympton, close to sought after schooling, local amenities, Saltram House and also within easy access to the A38, this property would appeal to a wide audience including young families drawn to the highly sought after school catchment area.

Open plan living offers a well proportioned kitchen, dining area and living room featuring patio doors leading to a front decked terrace. From the kitchen, access leads to the generous enclosed rear garden featuring two deck terraces and large paved area perfect for entertaining. The driveway has plentiful parking and the single garage also has garden access. Upstairs there are three bedrooms and a stylish family bathroom with separate shower cubicle.

This super home is being sold with no onward chain and immediately available for viewings



Ground Floor

Living Room	11'5" x 12'11" (3.50 x 3.96)
Dining Room	8'3" x 10'2" (2.52 x 3.10)
Kitchen	12'4" x 9'6" (3.78 x 2.92)

First Floor

Bedroom One	11'5" x 10'2" (3.50 x 3.10)
Bedroom Two	8'2" x 9'6" (2.51 x 2.92)
Bedroom Three	7'9" x 10'2" (2.38 x 3.10)
Bathroom	4'8" x 6'7" (1.43 x 2.01)





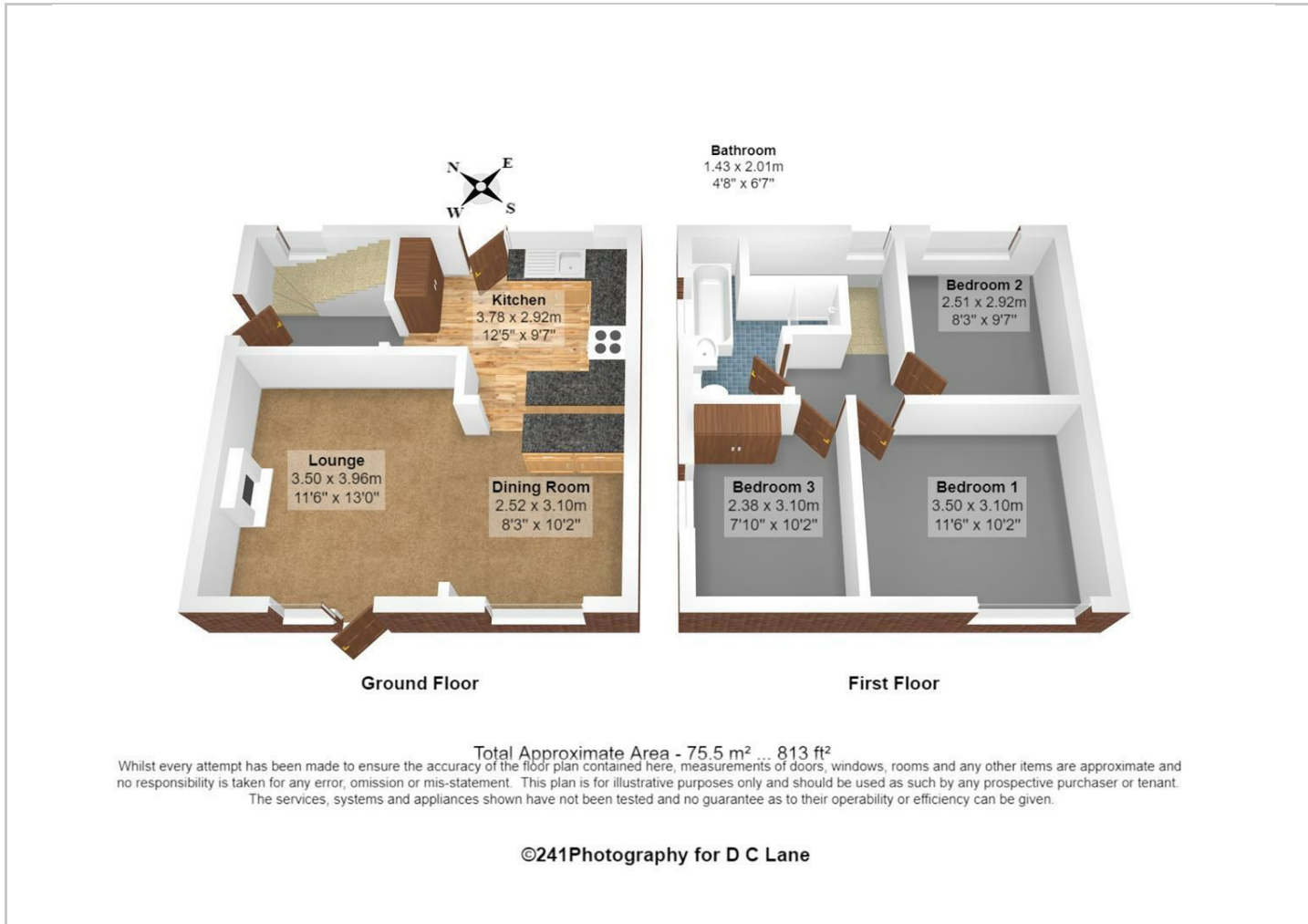
Directions

From Marsh Mills roundabout take the exit onto Plymouth Road and continue for 0.7 mi, turn right onto Great Woodford Drive and continue onto Cot Hill, the property will be found at the top of the hill on the left.





Floor Plans



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

